

TCAA MINUTE

March 11, 2019

Legislative Activity

The House and Senate started off the session with a public pledge of teamwork and cooperation, but things are starting to get more strained as we head toward the midpoint of the legislative session. Each chamber has adopted a different pace and approach on two of the biggest legislative priorities: property tax cuts and school finance reform. For now, there are big differences between the proposed solutions on these issues, both of which have been designated as emergency items by Governor Abbott.

The Senate has proposed requiring voter approval for local government revenue increases over 2.5%, and on education has so far proposed only a \$5,000 across-the-board teacher pay raise. These proposals together would cost the state nearly \$8 billion in the next biennium. The House, on the other hand, has proposed a more comprehensive school finance plan and less restrictive property tax reduction plan, at a cost of \$9 billion to the state.

Friday, March 8th marked the last day for Texas legislators to file new bills. Heading into that deadline, almost 6,439 bills and joint resolutions had been filed, with another thousand or so expected to be filed on the last day. The Legislature will now turn their time and attention to committee hearings and then floor debate. With the passing of the bill-filing deadline, only 80 days remain in the legislative session.

Bills of Note

TCAA continues to monitor the increasing volume of bills being filed, several of which would have a direct impact on community associations in Texas, including:

- [**HB 302**](#) by Rep. Dennis Paul relates to the carrying, storage, and possession of a firearm or ammunition in an apartment or condominium. This bill is currently pending in the House Homeland Security and Public Safety Committee.
- [**HB 589**](#) by Rep. Joe Deshotel addresses mechanic's, contractor's, and materialman's liens, and extends to condominium unit owners the liability of a condominium association's failure to pay a contractor.
- [**SB 639**](#) by Sen. Joan Huffman is a wide-ranging bill addressing the operation and management of condominium unit owners' associations, including issues related to the meetings, records, and elections of those groups.
- [**HB 660**](#) by Rep. Matt Shaheen addresses the assessment of fines by property owners' associations.

- [SB 227](#) by Sen. Paul Bettencourt and [HB 2302](#) by Rep. Greg Bonnen tackle the issue of when a property owners' association may regulate religious displays at a residence.

On these bills and others, TCAA is working with the bill authors to address the concerns of homeowners and community associations.

Looking Ahead

TCAA supporters are united by a common mission: To ensure that Texas community associations function properly for the benefit of all residents, that property values are protected, and that community associations are well governed and properly managed to serve homeowners across Texas. We believe in responsibility and involvement in working together with public officials on public policy and working to find common ground to benefit homeowners and protect the quality of life of Texas neighborhoods.

The team at TCAA would love to hear from you about the issues of concern to you and your neighbors. For more information on the Texas Legislature and updates on TCAA activities and events, please visit the TCAA website at:

www.txcommunityassociationadvocates.org